

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 20, 2016



MP16-04: Master Plan of Osborn Business Park Subdivision

SIZE AND LOCATION: 11.814 acres of land out of the John Austin League, A-2, and located at the east corner of Osborn Lane and Prairie Drive

EXISTING LAND USE: vacant acreage

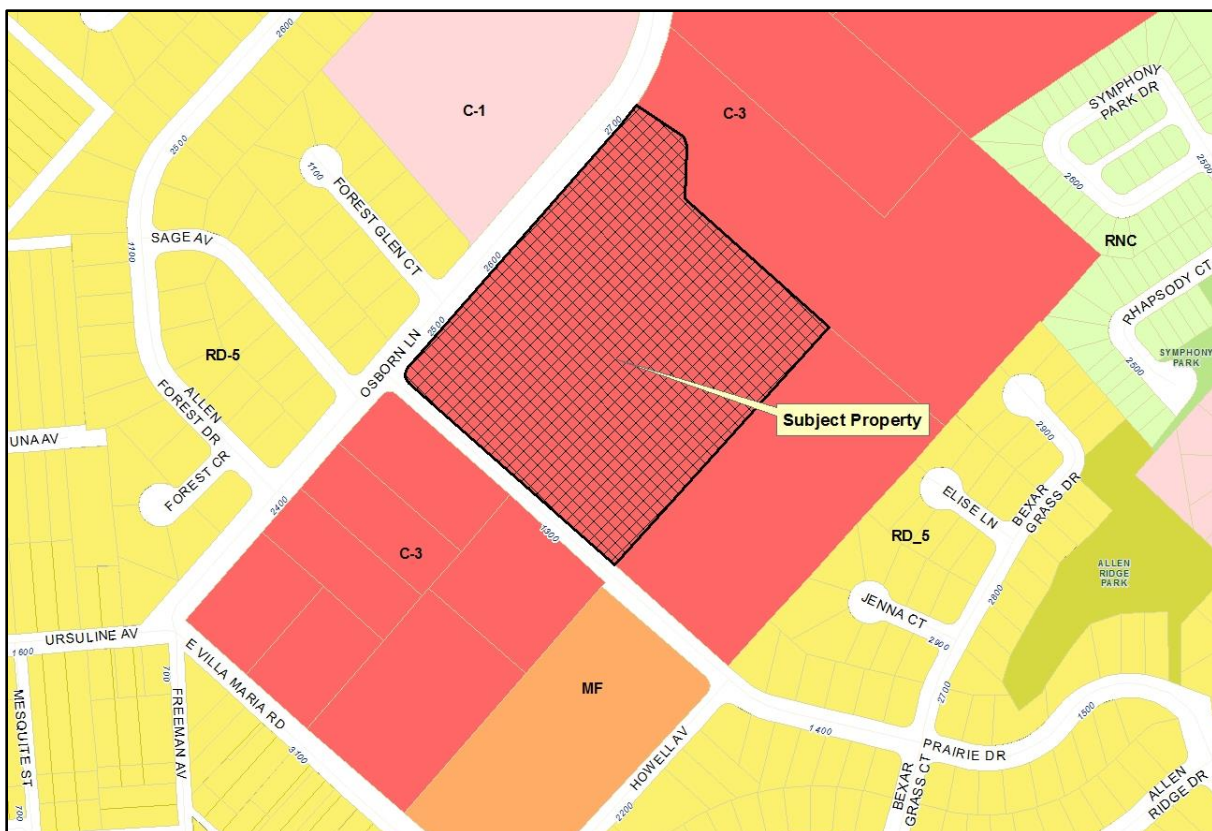
ZONING: Commercial District (C-3)

APPLICANT(S): Jerry Windham representing Wellborn Development Corp.

AGENT: J4 Engineering – Glenn Jones

STAFF CONTACT: Stephanie Doland, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this master plan.



2015 AERIAL IMAGE:



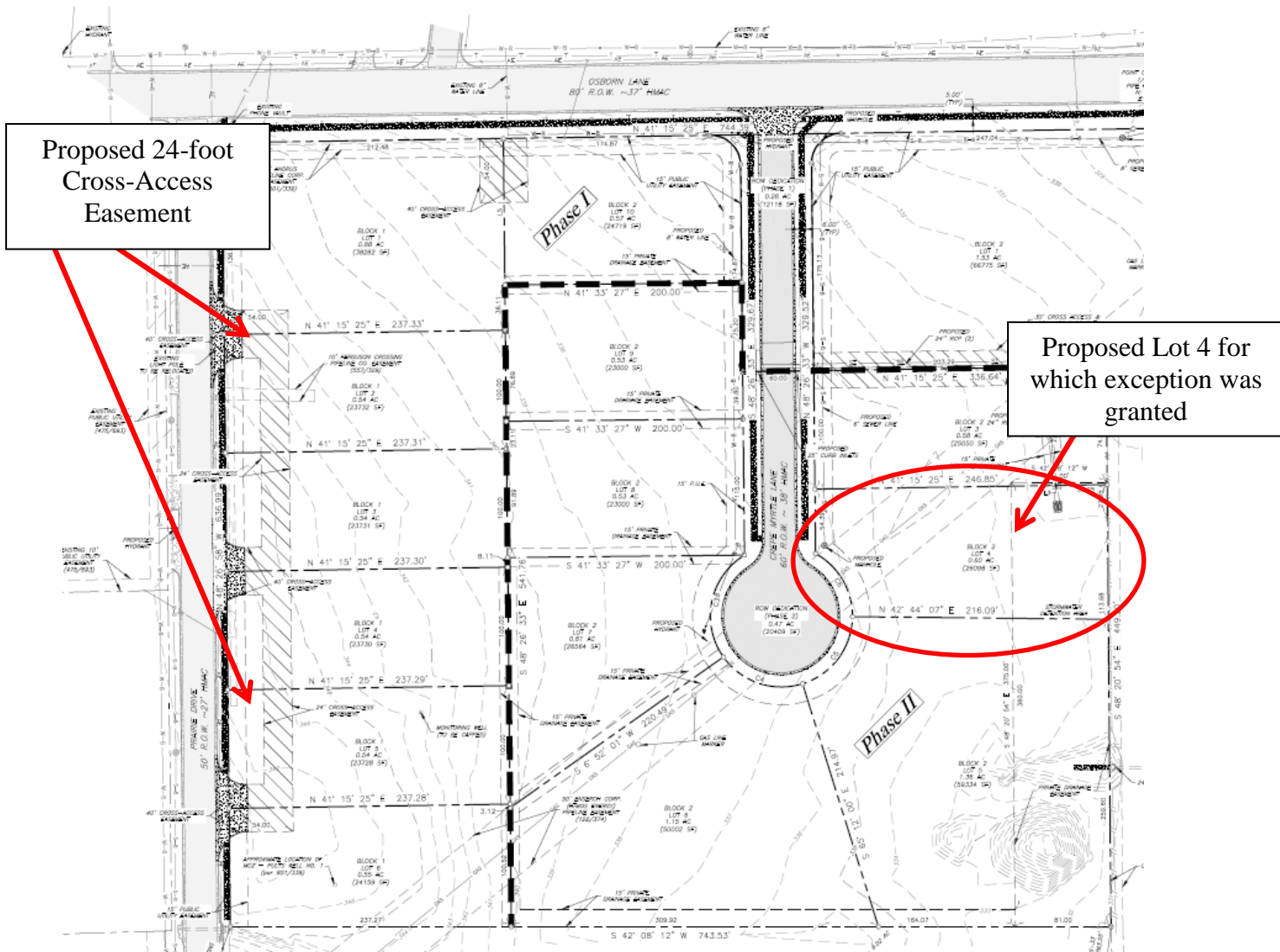
BACKGROUND:

The applicant/property owner, Jerry Windham, is proposing the subdivision of 11.814 acres of land zoned Commercial District (C-3) and located at the east corner of Osborn Lane and Prairie Drive with 15 commercial lots in 2 subdivision phases. A master plan is required when property is developed in more than one phase. It provides an opportunity for the developer to illustrate his or her proposed plans before the expense of extensive design is incurred. It is the responsibility of the Planning and Zoning Commission to review and approve the master plan prior to the approval of final plats for each subdivision phase.

The proposed master plan depicts the creation of 8 new lots in Phase 1 and the extension of a new street, Crepe Myrtle Lane. Phase 2, proposes the creation of 7 new lots and the completion of Crepe Myrtle Lane in a cul-de-sac. Additionally, the master plan proposes a storm water detention area and a cross access easement parallel to Prairie Drive to allow shared access for Lots 1 through 6 in Phase one of the business park. The location of the access easement and detention ponds are described below.

The applicant recently applied for, and was granted, a request for an exception to Article IV, Section 110-59 (d) easements, which states that drainage easements shall not be considered part of the lot area for the purposes of minimum lot size (case no. PE16-01). The City of Bryan Land and Site Development Ordinance requires lots zoned Commercial District (C-3) to be at least 100 feet wide, 200 feet deep, and no less than 20,000 square feet in size. On October 6, 2016 the Planning and Zoning Commission voted to approve PE16-01 and therefore the proposed subdivision of Lot 4 as shown on this master plan is allowed to include 3,025 square feet of drainage easement area in the minimum lot size calculation. The images below further describe the location of the detention pond and drainage easement.

Excerpt from Proposed Master Plan of Osborn Business Park Subdivision:



ANALYSIS AND RECOMMENDATION:

The proposed master plan complies with all applicable codes and ordinances, and the Site Development Review Committee and staff recommend **approving** this proposed master plan.